



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: JUNE 25, 2012

AGENDA 7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **HAPPY INTERNET CAFÉ (12-15)** – An existing wall sign exceeds the maximum length of 10'. The existing sign is 2' x 12'. A variance of 2' is required at 287 Windsor Highway, Suite 400 in a C Zone. **(35-1-52)**
2. **HUDSON VALLEY SPCA (12-21)** – Proposed three lot subdivision and site plan. Lot # 1 does not meet minimum lot width, side yard set back, and total side yard set-backs. Lots # 2 & # 3 do meet the code bulk requirements located at 940 Little Britain Road, Route 207, in an NC Zone. **(3-1-27.22)**
3. **DANA TRIPODO-ANNACOME (12-22)** – A Variance for a proposed addition 26' x 24' will not meet the minimum side yard set-back of 20'. A variance of 11' is requested at 116 Cedar Avenue in an R-4 Zone. **(18-3-14)**

PUBLIC HEARINGS:

4. **SANDRA BRUCE (SHEVIBE) (12-17)** – An interpretation and or Use variance is required for an existing adult bookstore located at 401 Windsor Highway in a C Zone. **(65-2-24)**
5. **SAAED MOSLEM (12-18)** A proposed wrap around deck will not meet the side yard set back of 20'. The proposed deck is 10' from the side property, a variance of 10' is required at 8 Jay Street in an R-4 Zone. **(40-3-1)**
6. **RONALD HARSCH (12-13)** - An existing 8' x 10' shed does not meet the minimum 10' rear and side yard set back. A variance of 8' is required at 100 Pine Drive in a R-4 Zone. **(17-4-1)**
7. **ANTHONY & PATRICA TARSIO (12-14)** A proposed rear deck off of the master bedroom needs a variance of 28.6'. The proposed deck is 21.4' from the rear property line located at 5 Foley Avenue in an R-4 Zone. **(15-3-6)**
8. **VERONICA & THOMAS McMILLAN (12-19)** – A proposed attached deck will not meet the rear yard set-back of 50'. The proposed deck is 30' from the rear property line. A variance of 20' is required at 13 Willow Parkway in an R-4 Zone. **(38-4-7)**
9. **JERRY & JUDITH EPSTEIN (12-20)** – An existing shed does not meet the 10' rear and 10' side yard set-backs. A variance of 6' for the rear and 1'4" for the side yard is required at 305 Stephenson Lane in an R-4 Zone. **(75-5-1)**
10. **JOHNNY D'S (JEAN HALLIGAN) (12-16)** – A variance to permit two wall signs which exceed the permitted number of signs and the permitted height of both the wall signs located at 909 Union Avenue in a C Zone. **(4-1-67)**

(NEXT MEETING – JULY 9, 2012)